City of San Antonio (COSA) Boarding Homes Fire Sprinkler System Training



Development Services Department (DSD) & San Antonio Fire Department (SAFD)

1901 S. Alamo
Wednesday, January 23, 2013

9:00 am – 11:00 am



Outline

- Boarding Homes Ordinance
- Definitions
- Options for Fire Sprinkler Systems
 - Fire Sprinkler Systems Types NFPA 13D, NFPA 13R
- Fire Sprinkler System Matrix
- Permitting
- Inspections
- Contact & More Information
- Questions



Boarding Homes Ordinance

- December 13, 2012, City Council:
 - Passed Boarding Homes Ordinance
 - Approved a new annual inspection program for boarding homes
- If "legally in existence" prior to adoption of ordinance
 - Grandfathered to codes under which they were constructed
- Ordinance effective March 1, 2013 If not already "legally in existence":
 - Boarding homes registering before March 1, 2013, will have until December 31, 2013 to comply with fire sprinkler requirement
- Existing boarding homes annual registration, inspection and related requirements



Definitions

- International Building Code (IBC) Boarding Home: A building arranged or used for lodging for compensation, with or without meals, and not occupied as a single-family unit.
- COSA Ordinance Boarding Home Facility:
 - Furnishes, in one or more buildings, lodging to three or more elderly and/or disabled persons who are unrelated to the owner of the establishment by blood or marriage; and
 - Provides community meals, light housework, meal preparation, transportation, grocery shopping, money management, laundry services, or assistance with self-administration of medication to persons/residents who are capable of feeding, dressing, moving, self-evacuating, bathing, and attending to other personal needs or maintenance without assistance; and
 - Does not provide personal care services to persons/residents.
- Transient: Occupancy of a dwelling unit or sleeping unit for not more than 30 days.



Fire Sprinkler System Types – NFPA 13D

- Transient (< 30 days) 10 or less residents;
- Non-transient 16 or less residents
- Designed and installed by licensed Fire Sprinkler Contractor or Master Plumber who holds the Multipurpose Fire Protection Sprinkler Specialist Endorsement
- Permitted and inspected by SAFD
- Plans reviewed by DSD Fire Team



Fire Sprinkler System Types – NFPA 13D

- Residential sprinkler designed for one- or two-family dwellings and manufactured homes
- Least expensive to install
- No fire department connection required
- Intended for living spaces only Sprinklers not required in garages, open attached porches, carports or attics



Fire Sprinkler System Types – NFPA 13R

- Transient (< 30 days) more than 10 residents
- Non-transient more than 16 residents
- Designed and installed by licensed Fire Sprinkler Contractor
- Permitted and inspected by SAFD
- Plans reviewed by DSD Fire Team



Fire Sprinkler System Matrix

	# Of	<u>Capable/</u>	<u>Transient/</u>	<u>IBC</u>	<u>Minimum</u> Sprinkler	<u>IBC</u>
<u>Use</u>	<u>Residents</u>	Not Capable*	Not Transient	<u>Group</u>	System Type	<u>References</u>
	<u>≤</u> 10	-	Т	R-3	13D	310.5, 903.2.8.1
Boarding	>10	-	Т	R-1	13R b	310.3, 903.2.8
Homes	<u>≤</u> 16	-	NT	R-3	13D	310.5, 903.2.8.1
	>16	_	NT	R-2	13R ^b	310.4, 903.2.8
	≤ 5	С	-	R-3	13D/P2904	308.3.1, 308.4.1, 903.2.8.2

Capable = capable of self preservation

Not Capable = not capable of self preservation

Footnote b = where the structure is 4 stories or less as defined by the International Building Code

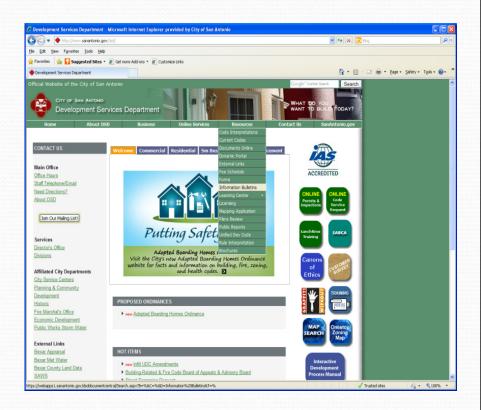


Permitting - NFPA13D & NFPA13R

Applicable Forms

- IB107 Fire Sprinkler Permit Application and Checklist
- Plans and Calculations designed per NFPA 13D/13R submitted to Fire counter
- Applicable Code Interpretations (e.g., CI2010-016 Antifreeze system)

Location Online





SAFD Boarding Home – General Inspections Items

- Access and address
- Life safety systems Fire alarm (if applicable) and Fire sprinkler systems
- A semiannual Gas test if gas appliances are present
- Smoke & carbon monoxide detectors
- Fire Drills
- Egress
- Check locking devices on doors
- Burglar /Security bars Subject to review and approval by SAFD
- Laundry room check
- Check for extension cords
- Fire extinguishers
- Fixed pipe system



Inspections – NFPA 13D & NFPA 13R

- Boarding Home Specific SAFD inspections questions contact Chief Randy Jenkins at 210.207.7967;
 Randy.Jenkins@sanantonio.gov
- General SAFD fire inspections questions contact Chief Matt Jimenez at 210.207.1438;

Matias.Jimenez@sanantonio.gov



Fire Sprinkler Plan Review Contact Information

- Fire Protection Specialist Ms. Suanne Callow at 210.207.8160; <u>Suanne.Callow@sanantonio.gov</u>
- Sr. Fire Protection Engineer Ms. Jennifer G. Gallegos, PE, at 210.207.8056;

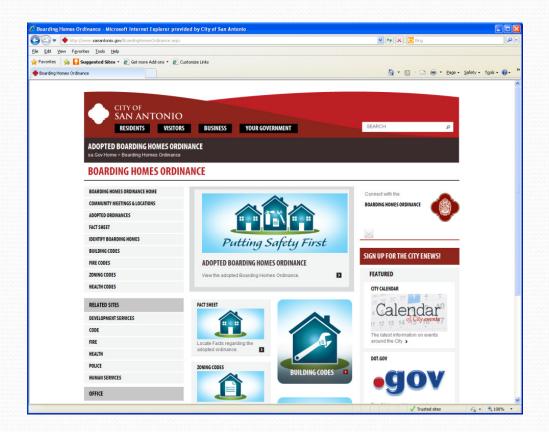
Jennifer.Gallegos@sanantonio.gov



For More Information

Department of Aging and Disability – ttp://www.dads.state.tx.us/
COSA Boarding Home Website –

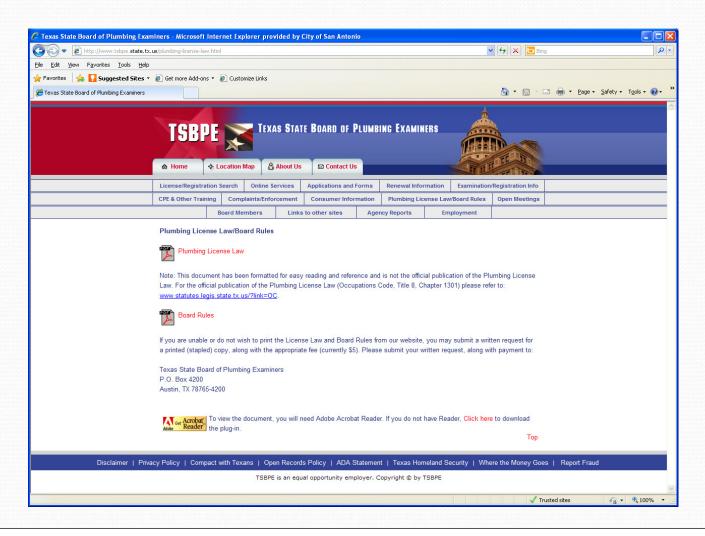
http://www.sanantonio.gov/BoardingHomesOrdinance.aspx





For More Information

Texas State Board of Plumbing Examiners - http://www.tsbpe.state.tx.us/index.html





For More Information

State Fire Marshal's Office - http://www.tdi.texas.gov/fire/index.html





Questions?